154.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,159,000 / 1,159,000
					USE VALUE:	1,159,000 / 1,159,000
					ASSESSED:	1,159,000 / 1,159,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARTOLD JOHN
Owner 2:	
Owner 3:	
Street 1:	23 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JAMGOCHIAN ELSIE/ LIFE ESTATE -
Owner 2:	-
Street 1:	23 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Clapboard Exterior and 3493 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	703,000		456,000	1,159,000
Total Card	0.115	703,000		456,000	1,159,000
Total Parcel	0.115	703,000		456,000	1,159,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.85 | /Parcel: 331.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 102711

GIS Ref

GIS Ref

Insp Date 08/04/18

!12112!

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	471,900	0	5,000.	456,000	927,900	927,900	Year End Roll	12/18/2019
2019	101	FV	381,500	0	5,000.	427,500	809,000	809,000	Year End Roll	1/3/2019
2018	101	FV	276,000	400	5,000.	353,400	629,800	629,800	Year End Roll	12/20/2017
2017	101	FV	276,000	400	5,000.	324,900	601,300	601,300	Year End Roll	1/3/2017
2016	101	FV	276,000	400	5,000.	296,400	572,800	572,800	Year End	1/4/2016
2015	101	FV	245,100	400	5,000.	290,700	536,200	536,200	Year End Roll	12/11/2014
2014	101	FV	245,100	400	5,000.	270,200	515,700	515,700	Year End Roll	12/16/2013
2013	101	FV	245,100	400	5,000.	257,100	502,600	502,600		12/13/2012

PRINT

Date	Time
12/11/20	02:13:34

LAST REV

Date	Time
10/14/20	15:15:59
apro	
12112	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAMGOCHIAN ELS	67658-26		7/21/2016		650,000	No	No		Elsie Jangochian d.o.d. 2/3/2016.
JAMGOCHIAN JOHN	54112-344		1/6/2010	Family	1	No	No		
	9682-543		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2016	1268	Addition	90,000	O				2stry addition in

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Inspected	BS	Barbara S
6/27/2018	MEAS&NOTICE	HS	Hanne S
7/5/2017	Permit Visit	DGM	D Mann
1/13/2009	Measured	336	PATRIOT
2/1/2000	Inspected	276	PATRIOT
11/24/1999	Measured	270	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102711
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04296398
Const Adj.:	1.00739920
Adj $ / SQ:	131.335
Other Features:	129974
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736873
Depreciation:	33896
Depreciated Total:	702977

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

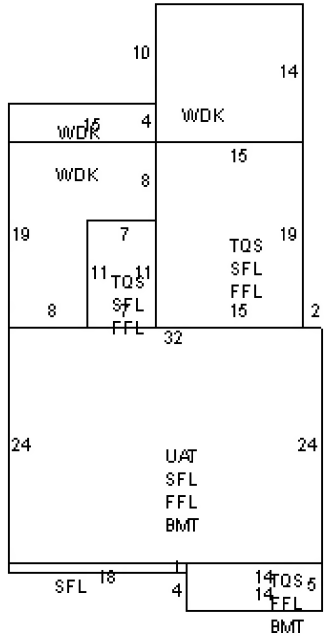
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.68
Special Features:	0	Val/Su Net:	168.18
Final Total:	703000	Val/Su SzAd	263.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,200	131.340	157,602
SFL	Second Floor	1,148	131.340	150,773
BMT	Basement	838	61.560	51,590
WDK	Deck	478	8.150	3,897
TQS	3/4 Story	324	131.340	42,553
UAT	Upper Attic	192	91.930	17,651

Net Sketched Area:	4,180			Total:	424,066
Size Ad	2672	Gross Are	4864	FinArea	3493

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	